HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Edmonton CMA

Date Released: September 2017

Housing market intelligence you can count on

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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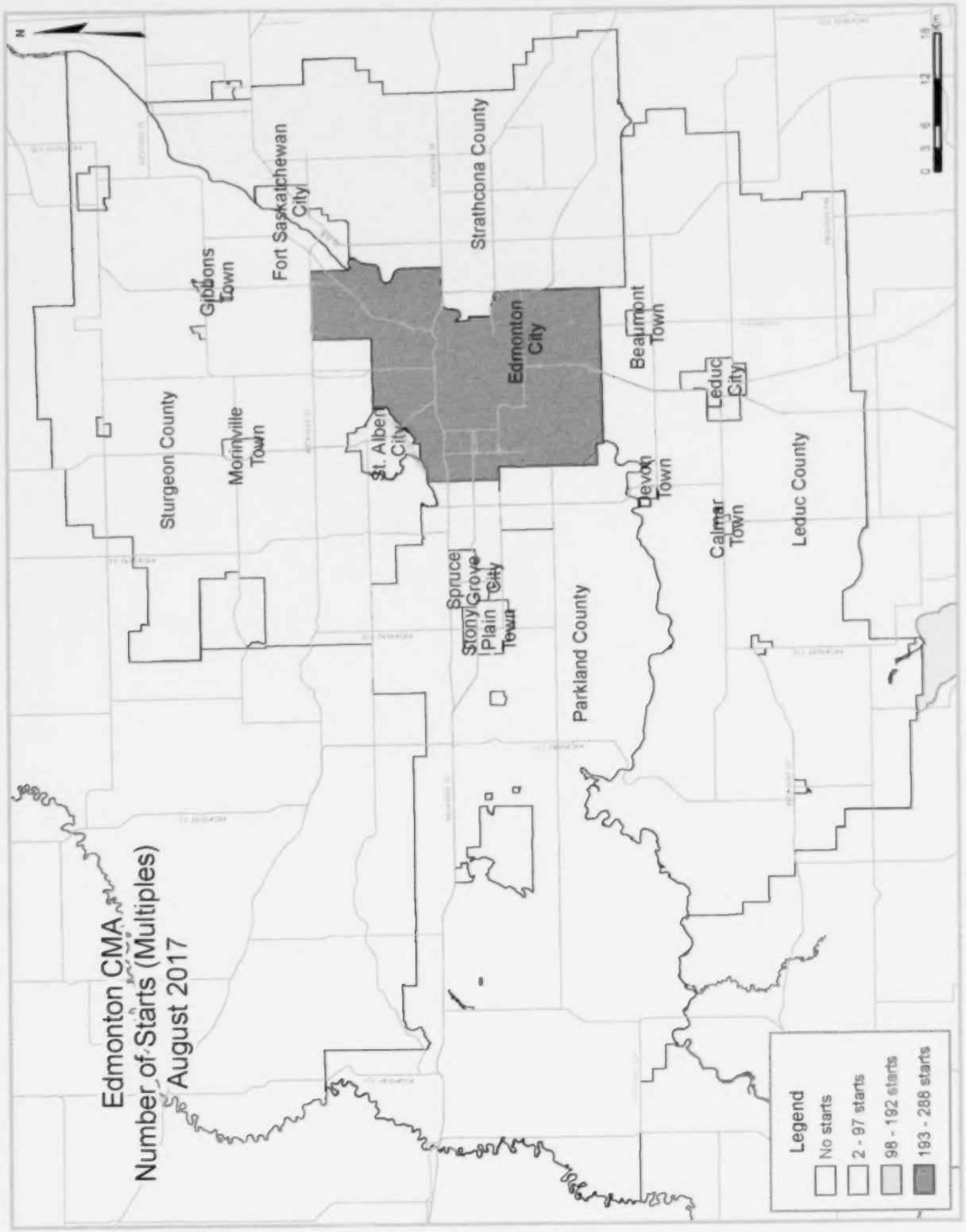
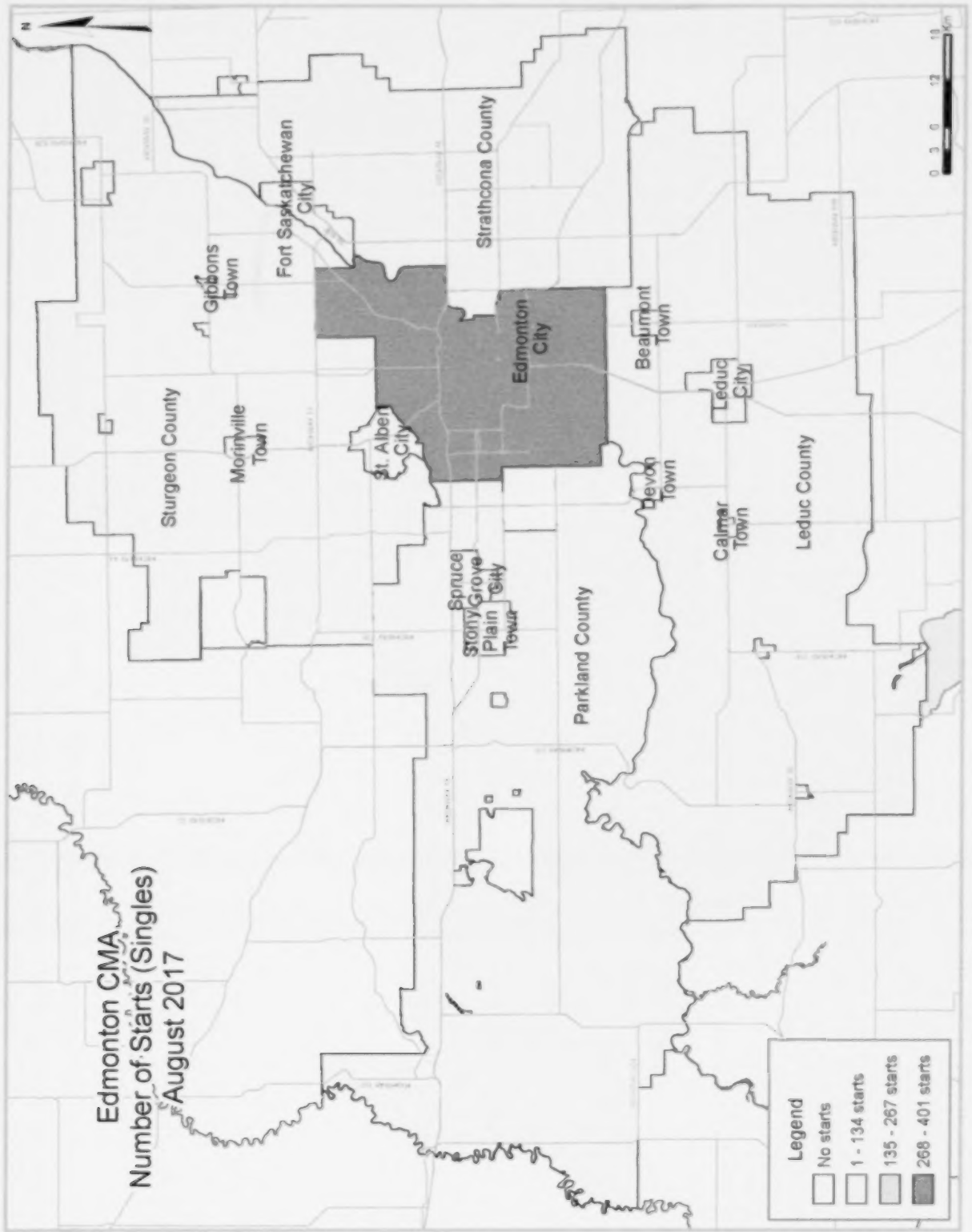
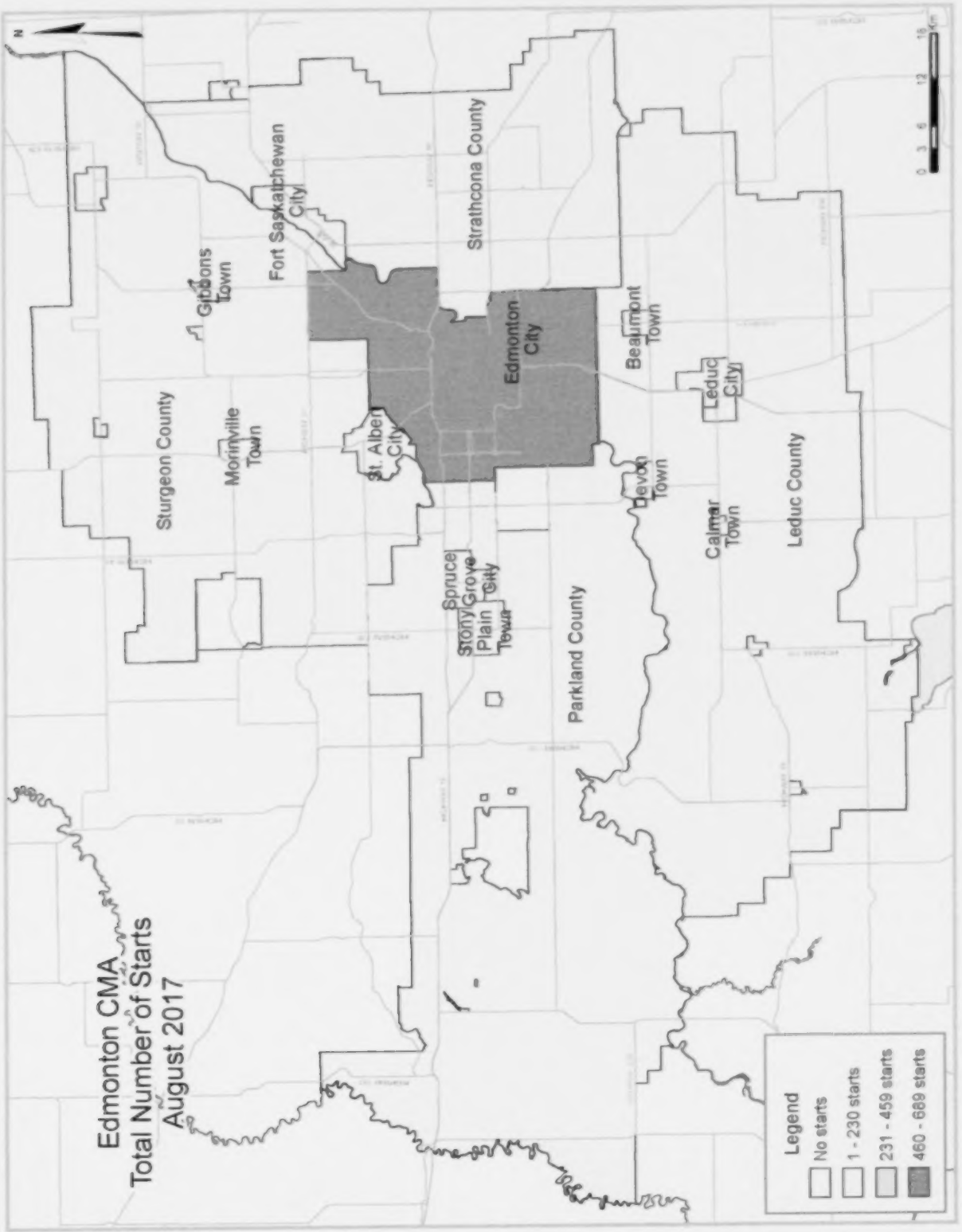
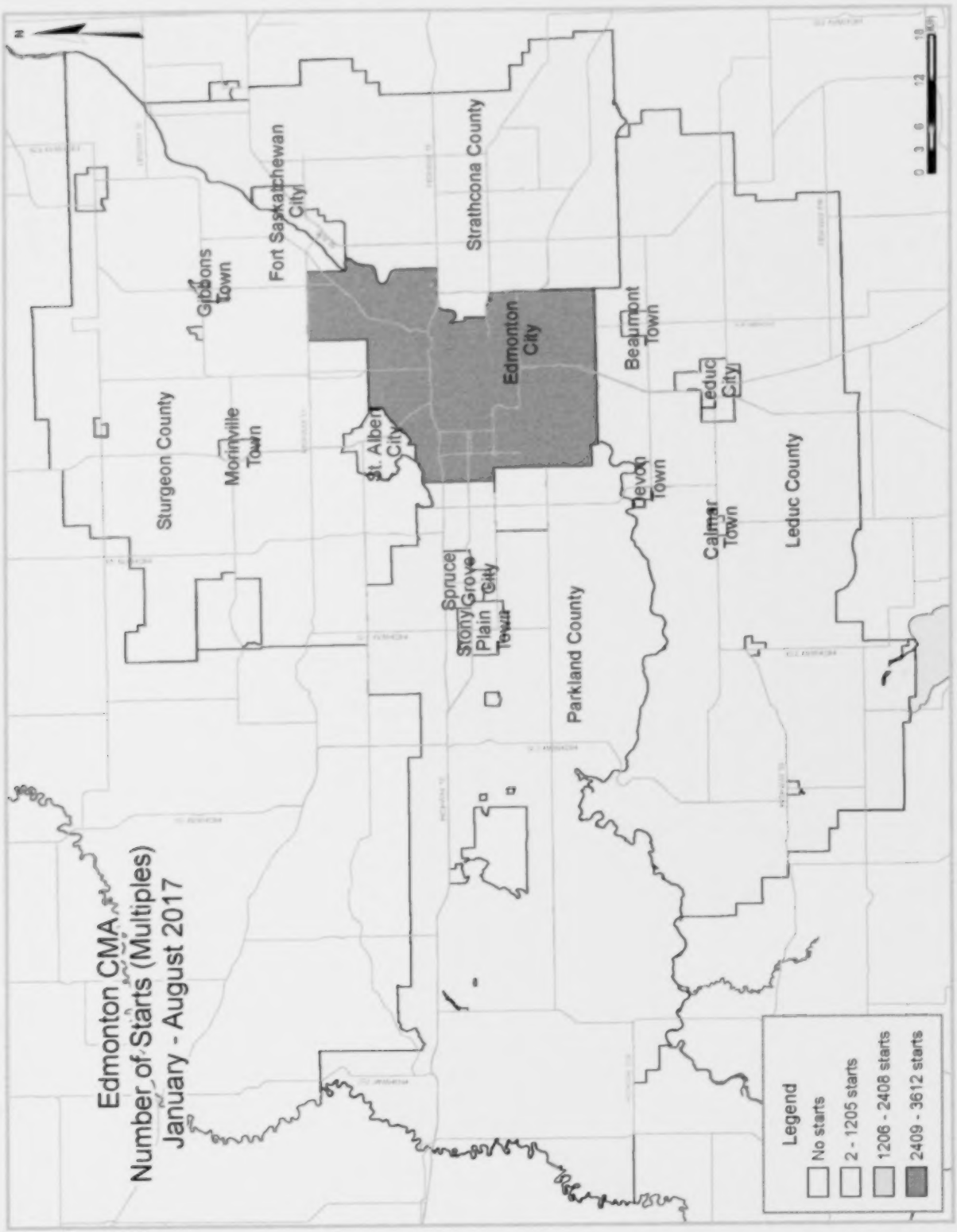
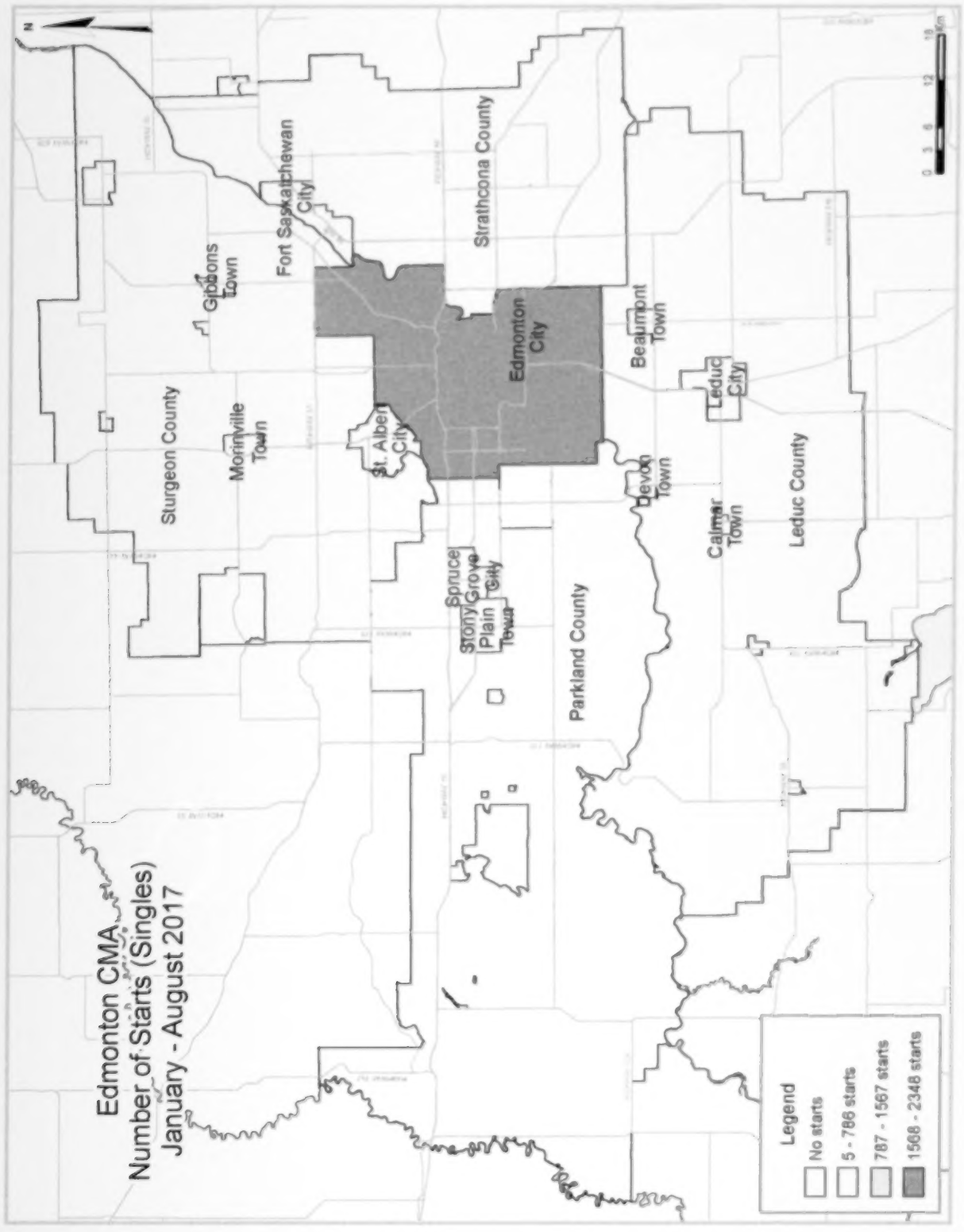
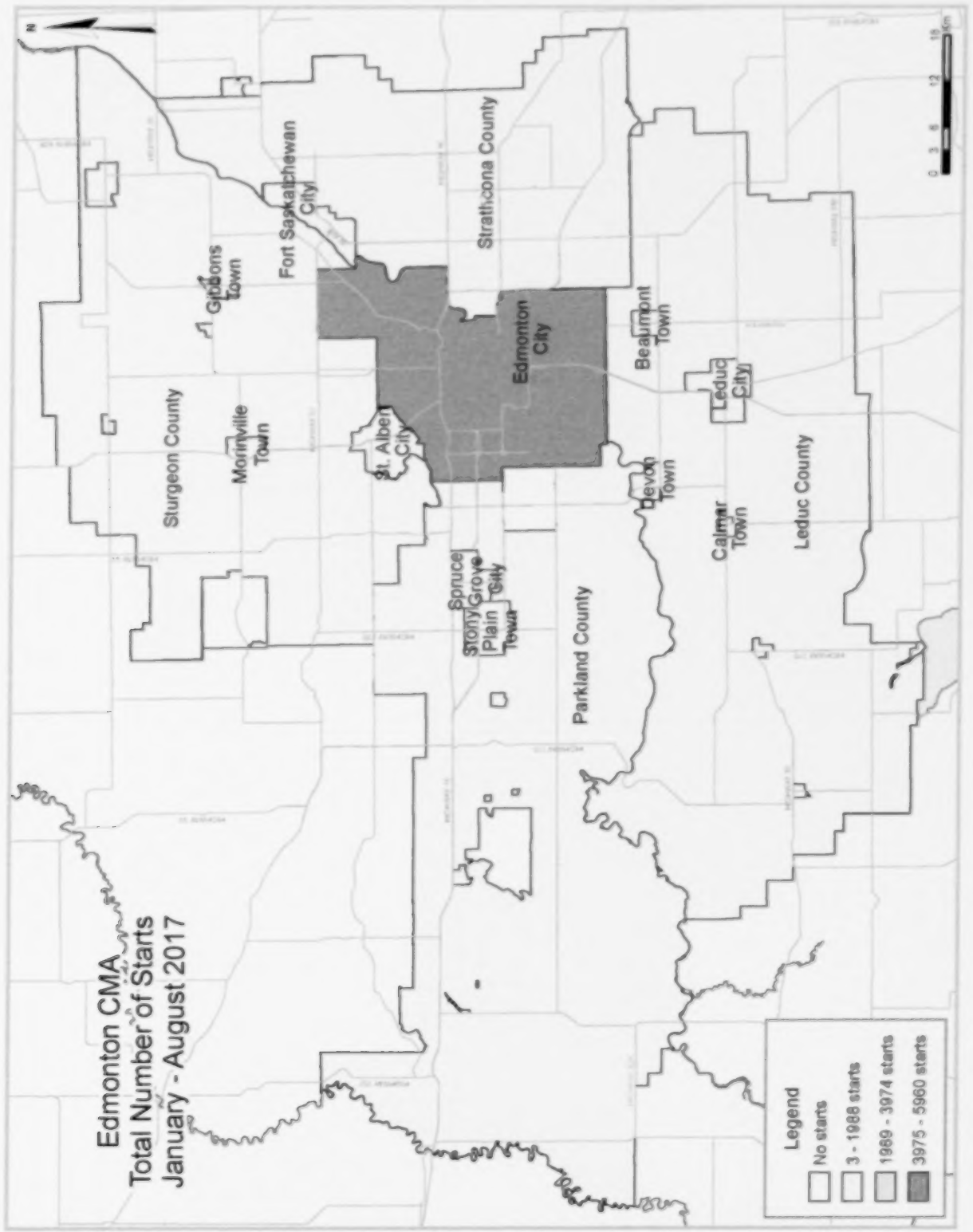

Edmonton CMA
Number of Starts (Multiples)
August 2017
Legend
No starts
2 - 97 starts
98 - 192 starts
193 - 288 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Number of Starts (Singles)
August 2017
Legend
No starts
1 - 134 starts
135 - 267 starts
268 - 401 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Total Number of Starts
August 2017
Legend
No starts
1 - 230 starts
231 - 459 starts
460 - 689 starts
Sturgeon County
Gibbons Town
Morinville Town
Fort Saskatchewan City
St. Albert City
Edmonton City
Strathcona County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County


Edmonton CMA
Number of Starts (Multiples)
January - August 2017
Legend
No starts
2 - 1205 starts
1206 - 2408 starts
2409 - 3612 starts
Edmonton City
Strathcona County
Fort Saskatchewan City
Gibbons Town
Sturgeon County
Morinville Town
St. Albert City
Spruce Grove City
Stony Plain Town
Parkland County
Beaumont Town
Leduc City
Devon Town
Calmar Town
Leduc County


Edmonton CMA
Number of Starts (Singles)
January - August 2017
N
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Leduc City
Sturgeon County
Morinville Town
St. Albert City
Devon Town
Calmar Town
Leduc County
Spruce Grove
Stony Plain Town
Parkland County
Legend
No starts
5 - 786 starts
787 - 1567 starts
1568 - 2348 starts


Edmonton CMA
Total Number of Starts
January - August 2017
Legend
No starts
3 - 1988 starts
1989 - 3974 starts
3975 - 5960 starts
Fort Saskatchewan City
Strathcona County
Gibbons Town
Edmonton City
Beaumont Town
Sturgeon County
Morinville Town
St. Albert City
Leduc City
Devon Town
Calmar Town
Leduc County
Spruce Grove City
Stony Plain Town
Parkland County

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type – Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type – Year-to-Date
3	Completions by Submarket and by Dwelling Type – Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type – Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
2.4	Starts by Submarket and by Intended Market – Current Month or Quarter
2.5	Starts by Submarket and by Intended Market – Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market – Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market – Year-to-Date
3.4	Completions by Submarket and by Intended Market – Current Month or Quarter
3.5	Completions by Submarket and by Intended Market – Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
*	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) August 2017		
Edmonton CMA[1]	July 2017	August 2017
Trend[2]	12,949	12,474
SAAR	14,033	10,893
	August 2016	August 2017
Actual		
August - Single-Detached	342	566
August - Multiples	296	389
August - Total	638	955
January to August - Single-Detached	2,608	3,350
January to August - Multiples	3,732	4,548
January to August - Total	6,340	7,898

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
August 2017	566	182	127	0	58	22	0	0	955
August 2016	340	154	54	2	69	19	0	0	638
% Change	66.5	18.2	135.2	-100.0	-15.9	15.8	n/a	n/a	49.7
Year-to-date 2017	3,345	1,242	388	5	436	1,675	59	748	7,898
Year-to-date 2016	2,602	1,198	297	6	494	935	115	693	6,340
% Change	28.6	3.7	30.6	-16.7	-11.7	79.1	-48.7	7.9	24.6
UNDER CONSTRUCTION									
August 2017	3,067	1,080	384	8	624	3,373	144	1,315	9,995
August 2016	2,412	1,088	308	6	646	3,421	294	2,431	10,606
% Change	27.2	-0.7	24.7	33.3	-3.4	-1.4	-51.0	-45.9	-5.8
COMPLETIONS									
August 2017	342	168	68	1	49	11	4	52	695
August 2016	408	148	55	0	66	634	26	269	1,606
% Change	-16.2	13.5	23.6	n/a	-25.8	-98.3	-84.6	-80.7	-56.7
Year-to-date 2017	3,062	1,340	354	3	403	914	60	1,437	7,573
Year-to-date 2016	3,519	1,524	330	5	682	1,955	310	2,302	10,627
% Change	-13.0	-12.1	7.3	-40.0	-40.9	-53.2	-80.6	-37.6	-28.7
COMPLETED & NOT ABSORBED									
August 2017	653	350	104	2	138	1,004	n/a	n/a	2,251
August 2016	704	385	97	3	196	555	n/a	n/a	1,940
% Change	-7.2	-9.1	7.2	-33.3	-29.6	80.9	n/a	n/a	16.0
ABSORBED									
August 2017	390	185	45	1	59	48	n/a	n/a	728
August 2016	449	159	52	0	47	555	n/a	n/a	1,262
% Change	-13.1	16.4	-13.5	n/a	25.5	-91.4	n/a	n/a	-42.3
Year-to-date 2017	2,991	1,335	329	4	395	658	n/a	n/a	5,712
Year-to-date 2016	3,586	1,534	281	2	500	1,709	n/a	n/a	7,612
% Change	-16.6	-13.0	17.1	100.0	-21.0	-61.5	n/a	n/a	-25.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Edmonton City									
August 2017	401	138	92	0	58	0	0	0	689
August 2016	217	118	43	1	62	19	0	0	460
Beaumont Town									
August 2017	36	10	3	0	0	22	0	0	71
August 2016	4	0	0	0	0	0	0	0	4
Devon Town									
August 2017	0	2	0	0	0	0	0	0	2
August 2016	1	0	0	0	0	0	0	0	1
Fort Saskatchewan City									
August 2017	6	0	0	0	0	0	0	0	6
August 2016	7	12	0	0	0	0	0	0	19
Leduc City									
August 2017	20	12	32	0	0	0	0	0	64
August 2016	9	2	8	0	0	0	0	0	19
Leduc County									
August 2017	6	0	0	0	0	0	0	0	6
August 2016	12	0	0	0	0	0	0	0	12
Morinville Town									
August 2017	3	0	0	0	0	0	0	0	3
August 2016	0	0	0	0	0	0	0	0	0
Parkland County									
August 2017	24	0	0	0	0	0	0	0	24
August 2016	24	0	0	0	0	0	0	0	24
Spruce Grove City									
August 2017	13	8	0	0	0	0	0	0	21
August 2016	5	0	0	0	0	0	0	0	5
St. Albert City									
August 2017	8	8	0	0	0	0	0	0	16
August 2016	8	14	0	0	2	0	0	0	24
Stony Plain Town									
August 2017	7	2	0	0	0	0	0	0	9
August 2016	13	0	0	0	0	0	0	0	13
Strathcona County									
August 2017	24	2	0	0	0	0	0	0	26
August 2016	22	8	3	1	5	0	0	0	39
Sturgeon County									
August 2017	15	0	0	0	0	0	0	0	15
August 2016	13	0	0	0	0	0	0	0	13
Remainder of the CMA									
August 2017	3	0	0	0	0	0	0	0	3
August 2016	5	0	0	0	0	0	0	0	5
First Nations									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2017	566	182	127	0	58	22	0	0	955
August 2016	340	154	54	2	69	19	0	0	638

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Edmonton City									
August 2017	2,075	696	283	7	533	2,979	67	1,151	7,791
August 2016	1,600	752	237	5	554	2,833	181	1,975	8,137
Beaumont Town									
August 2017	128	24	9	0	0	22	0	0	183
August 2016	100	24	7	0	0	0	0	0	131
Devon Town									
August 2017	7	6	0	0	0	32	0	0	45
August 2016	6	2	0	0	0	0	0	0	8
Fort Saskatchewan City									
August 2017	82	62	4	0	10	0	0	0	158
August 2016	47	62	8	0	0	0	0	0	117
Leduc City									
August 2017	110	48	49	0	19	0	0	0	226
August 2016	72	42	16	0	9	0	4	90	233
Leduc County									
August 2017	52	6	0	0	0	0	0	0	58
August 2016	73	4	3	0	0	0	0	0	80
Morinville Town									
August 2017	29	6	0	0	0	0	0	0	35
August 2016	12	8	0	0	0	3	0	0	23
Parkland County									
August 2017	110	2	0	0	0	0	0	0	112
August 2016	99	0	0	0	0	0	0	0	99
Spruce Grove City									
August 2017	90	106	0	0	15	0	6	0	217
August 2016	70	68	30	0	29	0	38	0	235
St. Albert City									
August 2017	104	52	7	0	29	277	0	164	633
August 2016	82	60	0	0	36	517	0	0	695
Stony Plain Town									
August 2017	27	18	0	0	0	12	71	0	128
August 2016	36	14	0	0	4	12	71	66	203
Strathcona County									
August 2017	173	54	24	1	18	51	0	0	321
August 2016	117	48	3	1	14	56	0	296	535
Sturgeon County									
August 2017	65	0	0	0	0	0	0	0	65
August 2016	64	0	0	0	0	0	0	0	64
Remainder of the CMA									
August 2017	15	0	8	0	0	0	0	0	23
August 2016	34	4	4	0	0	0	0	4	46
First Nations									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2017	3,067	1,080	384	8	624	3,373	144	1,315	9,995
August 2016	2,412	1,088	308	6	646	3,421	294	2,431	10,606

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Edmonton City									
August 2017	251	128	53	0	34	11	4	52	533
August 2016	264	114	51	0	66	634	4	66	1,199
Beaumont Town									
August 2017	13	2	0	0	0	0	0	0	15
August 2016	5	0	0	0	0	0	0	0	5
Devon Town									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
Fort Saskatchewan City									
August 2017	5	6	12	0	0	0	0	0	23
August 2016	14	12	0	0	0	0	11	48	85
Leduc City									
August 2017	4	8	0	0	0	0	0	0	12
August 2016	27	0	4	0	0	0	0	0	31
Leduc County									
August 2017	7	0	0	0	0	0	0	0	7
August 2016	12	0	0	0	0	0	0	0	12
Morinville Town									
August 2017	5	0	0	0	0	0	0	0	5
August 2016	5	0	0	0	0	0	0	0	5
Parkland County									
August 2017	8	0	0	0	0	0	0	0	8
August 2016	25	0	0	0	0	0	0	0	25
Spruce Grove City									
August 2017	11	16	0	0	4	0	0	0	31
August 2016	16	14	0	0	0	0	0	0	30
St. Albert City									
August 2017	8	2	0	0	0	0	0	0	10
August 2016	10	6	0	0	0	0	11	0	27
Stony Plain Town									
August 2017	1	0	0	0	0	0	0	0	1
August 2016	4	2	0	0	0	0	0	126	132
Strathcona County									
August 2017	18	6	3	1	8	0	0	0	36
August 2016	14	0	0	0	0	0	0	29	43
Sturgeon County									
August 2017	10	0	0	0	0	0	0	0	10
August 2016	10	0	0	0	0	0	0	0	10
Remainder of the CMA									
August 2017	1	0	0	0	3	0	0	0	4
August 2016	2	0	0	0	0	0	0	0	2
First Nations									
August 2017	0	0	0	0	0	0	0	0	0
August 2016	0	0	0	0	0	0	0	0	0
Edmonton CMA									
August 2017	342	168	68	1	49	11	4	52	695
August 2016	408	148	55	0	66	634	26	269	1,606

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Edmonton City									
August 2017	398	207	73	2	97	769	n/a	n/a	1,546
August 2016	426	236	47	3	119	472	n/a	n/a	1,303
Beaumont Town									
August 2017	26	5	0	0	0	3	n/a	n/a	34
August 2016	29	13	8	0	0	8	n/a	n/a	58
Devon Town									
August 2017	2	1	0	0	0	0	n/a	n/a	3
August 2016	2	0	0	0	0	0	n/a	n/a	2
Fort Saskatchewan City									
August 2017	23	22	11	0	0	0	n/a	n/a	56
August 2016	41	41	4	0	12	0	n/a	n/a	98
Leduc City									
August 2017	42	15	8	0	3	0	n/a	n/a	68
August 2016	49	11	6	0	14	0	n/a	n/a	80
Leduc County									
August 2017	12	0	0	0	0	0	n/a	n/a	12
August 2016	9	0	0	0	0	0	n/a	n/a	9
Morinville Town									
August 2017	10	2	0	0	0	0	n/a	n/a	12
August 2016	11	4	0	0	0	0	n/a	n/a	15
Parkland County									
August 2017	9	0	0	0	0	0	n/a	n/a	9
August 2016	7	0	0	0	0	0	n/a	n/a	7
Spruce Grove City									
August 2017	35	42	2	0	5	30	n/a	n/a	114
August 2016	41	47	23	0	7	45	n/a	n/a	163
St. Albert City									
August 2017	35	17	3	0	3	164	n/a	n/a	222
August 2016	30	13	0	0	5	0	n/a	n/a	48
Stony Plain Town									
August 2017	19	16	2	0	2	0	n/a	n/a	39
August 2016	25	15	5	0	12	0	n/a	n/a	57
Strathcona County									
August 2017	32	21	5	0	26	38	n/a	n/a	122
August 2016	24	5	3	0	25	30	n/a	n/a	87
Sturgeon County									
August 2017	5	0	0	0	0	0	n/a	n/a	5
August 2016	4	0	0	0	0	0	n/a	n/a	4
Remainder of the CMA									
August 2017	5	2	0	0	2	0	n/a	n/a	9
August 2016	6	0	1	0	2	0	n/a	n/a	9
First Nations									
August 2017	0	0	0	0	0	0	n/a	n/a	0
August 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
August 2017	653	350	104	2	138	1,004	n/a	n/a	2,251
August 2016	704	385	97	3	196	555	n/a	n/a	1,940

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
August 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Edmonton City									
August 2017	290	139	40	0	42	45	n/a	n/a	556
August 2016	299	116	48	0	45	550	n/a	n/a	1,058
Beaumont Town									
August 2017	19	3	0	0	0	0	n/a	n/a	22
August 2016	7	0	1	0	0	0	n/a	n/a	8
Devon Town									
August 2017	1	0	0	0	0	0	n/a	n/a	1
August 2016	0	0	0	0	0	0	n/a	n/a	0
Fort Saskatchewan City									
August 2017	3	7	5	0	0	0	n/a	n/a	15
August 2016	20	6	0	0	0	0	n/a	n/a	26
Leduc City									
August 2017	5	9	0	0	0	0	n/a	n/a	14
August 2016	29	2	1	0	0	0	n/a	n/a	32
Leduc County									
August 2017	5	0	0	0	0	0	n/a	n/a	5
August 2016	11	0	0	0	0	0	n/a	n/a	11
Morinville Town									
August 2017	3	0	0	0	0	0	n/a	n/a	3
August 2016	5	2	0	0	0	0	n/a	n/a	7
Parkland County									
August 2017	5	0	0	0	0	0	n/a	n/a	5
August 2016	25	0	0	0	0	0	n/a	n/a	25
Spruce Grove City									
August 2017	8	12	0	0	5	0	n/a	n/a	25
August 2016	10	17	2	0	2	2	n/a	n/a	33
St. Albert City									
August 2017	11	7	0	0	4	0	n/a	n/a	22
August 2016	11	8	0	0	0	0	n/a	n/a	19
Stony Plain Town									
August 2017	6	1	0	0	0	0	n/a	n/a	7
August 2016	7	6	0	0	0	0	n/a	n/a	13
Strathcona County									
August 2017	24	7	0	1	7	3	n/a	n/a	42
August 2016	13	2	0	0	0	3	n/a	n/a	18
Sturgeon County									
August 2017	8	0	0	0	0	0	n/a	n/a	8
August 2016	10	0	0	0	0	0	n/a	n/a	10
Remainder of the CMA									
August 2017	2	0	0	0	1	0	n/a	n/a	3
August 2016	2	0	0	0	0	0	n/a	n/a	2
First Nations									
August 2017	0	0	0	0	0	0	n/a	n/a	0
August 2016	0	0	0	0	0	0	n/a	n/a	0
Edmonton CMA									
August 2017	390	185	45	1	59	48	n/a	n/a	728
August 2016	449	159	52	0	47	555	n/a	n/a	1,262

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Edmonton CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	4,326	1,912	477	9	774	1,445	115	978	10,036
% Change	-23.5	-15.9	-30.1	-65.4	-36.1	-66.6	-58.5	-62.3	-41.1
2015	5,655	2,274	682	26	1,211	4,332	277	2,593	17,050
% Change	-17.2	-10.2	65.9	**	38.7	163.2	**	71.3	22.9
2014	6,827	2,532	411	4	873	1,646	65	1,514	13,872
% Change	14.5	30.1	-13.7	-33.3	-16.9	-47.3	-21.7	-25.9	-5.6
2013	5,964	1,946	476	6	1,050	3,121	83	2,043	14,689
% Change	5.5	-1.9	144.1	50.0	-1.0	57.4	**	5.1	14.4
2012	5,654	1,984	195	4	1,061	1,983	12	1,944	12,837
% Change	13.0	59.0	50.0	-73.3	45.7	42.5	200.0	139.1	37.6
2011	5,002	1,248	130	15	728	1,392	4	813	9,332
% Change	-17.4	7.8	4.0	87.5	-12.1	-4.9	-89.5	185.3	-6.3
2010	6,054	1,158	125	8	828	1,463	38	285	9,959
% Change	55.9	25.3	-9.4	-42.9	36.2	**	**	-2.7	57.7
2009	3,883	924	138	14	608	453	4	293	6,317
% Change	49.1	50.5	200.0	**	-18.6	-81.9	-81.0	**	-4.5
2008	2,604	614	46	2	747	2,507	21	74	6,615
% Change	-65.9	-51.7	-11.5	-93.1	-54.6	-35.0	-44.7	-79.2	-55.6
2007	7,644	1,270	52	29	1,644	3,856	38	355	14,888

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Edmonton City	401	218	140	120	148	103	0	19	689	460	49.8
Beaumont Town	36	4	10	0	3	0	22	0	71	4	**
Calmar Town	2	0	0	0	0	0	0	0	2	0	n/a
Devon Town	0	1	2	0	0	0	0	0	2	1	100.0
Fort Saskatchewan City	6	7	0	12	0	0	0	0	6	19	-68.4
Gibbons Town	0	0	0	0	0	0	0	0	0	0	n/a
Leduc City	20	9	12	2	32	8	0	0	64	19	**
Leduc County	6	12	0	0	0	0	0	0	6	12	-50.0
Morinville Town	3	0	0	0	0	0	0	0	3	0	n/a
Parkland County	24	24	0	0	0	0	0	0	24	24	0.0
Spruce Grove City	13	5	8	0	0	0	0	0	21	5	**
St. Albert City	8	8	8	16	0	0	0	0	16	24	-33.3
Stony Plain Town	7	13	2	0	0	0	0	0	9	13	-30.8
Strathcona County	24	23	2	10	0	6	0	0	26	39	-33.3
Sturgeon County	15	13	0	0	0	0	0	0	15	13	15.4
Remainder of the CMA	1	5	0	0	0	0	0	0	1	5	-80.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	566	342	184	160	183	117	22	19	955	638	49.7

Table 2.1: Starts by Submarket and by Dwelling Type
January - August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	2,348	1,847	878	864	698	708	2,036	1,007	5,960	4,426	34.7
Beaumont Town	147	79	24	24	9	4	22	0	202	107	88.8
Calmar Town	5	4	0	0	0	0	0	0	5	4	25.0
Devon Town	7	6	6	2	0	0	0	0	13	8	62.5
Fort Saskatchewan City	80	56	56	72	4	12	0	48	140	188	-25.5
Gibbons Town	0	0	0	0	3	0	0	0	3	0	n/a
Leduc City	125	64	52	42	60	19	0	0	237	125	89.6
Leduc County	32	59	4	4	0	3	0	0	36	66	-45.5
Morinville Town	38	14	10	8	0	0	0	0	48	22	118.2
Parkland County	91	83	2	0	0	0	0	0	93	83	12.0
Spruce Grove City	103	85	102	74	8	63	0	0	213	222	-4.1
St. Albert City	106	69	52	78	21	29	314	398	493	574	-14.1
Stony Plain Town	28	41	14	14	0	3	0	3	42	61	-31.1
Strathcona County	164	110	88	66	30	9	51	172	333	357	-6.7
Sturgeon County	64	73	0	0	0	0	0	0	64	73	-12.3
Remainder of the CMA	12	18	0	2	4	4	0	0	16	24	-33.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,350	2,608	1,288	1,250	837	854	2,423	1,628	7,898	6,340	24.6

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Edmonton City	148	103	0	0	0	19	0	0
Beaumont Town	3	0	0	0	22	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	0	0	0	0	0	0	0	0
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	32	8	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	0	0	0	0	0	0	0	0
St. Albert City	0	0	0	0	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	0
Strathcona County	0	6	0	0	0	0	0	0
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	183	117	0	0	22	19	0	0

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	639	608	59	100	1,452	534	584	473
Beaumont Town	9	4	0	0	22	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	4	12	0	0	0	0	0	48
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	60	19	0	0	0	0	0	0
Leduc County	0	3	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	8	63	0	0	0	0	0	0
St. Albert City	21	14	0	15	150	398	164	0
Stony Plain Town	0	3	0	0	0	3	0	0
Strathcona County	30	9	0	0	51	0	0	172
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	4	4	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	778	739	59	115	1,675	935	748	693

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Edmonton City	631	378	58	82	0	0	689	460
Beaumont Town	49	4	22	0	0	0	71	4
Calmar Town	2	0	0	0	0	0	2	0
Devon Town	2	1	0	0	0	0	2	1
Fort Saskatchewan City	6	19	0	0	0	0	6	19
Gibbons Town	0	0	0	0	0	0	0	0
Leduc City	64	19	0	0	0	0	64	19
Leduc County	6	12	0	0	0	0	6	12
Morinville Town	3	0	0	0	0	0	3	0
Parkland County	24	24	0	0	0	0	24	24
Spruce Grove City	21	5	0	0	0	0	21	5
St. Albert City	16	22	0	2	0	0	16	24
Stony Plain Town	9	13	0	0	0	0	9	13
Strathcona County	26	33	0	6	0	0	26	39
Sturgeon County	15	13	0	0	0	0	15	13
Remainder of the CMA	1	5	0	0	0	0	1	5
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	875	548	80	90	0	0	955	638

Table 2.5: Starts by Submarket and by Intended Market
January - August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	3,493	2,884	1,824	969	643	573	5,960	4,426
Beaumont Town	180	107	22	0	0	0	202	107
Calmar Town	5	4	0	0	0	0	5	4
Devon Town	13	8	0	0	0	0	13	8
Fort Saskatchewan City	132	140	8	0	0	48	140	188
Gibbons Town	0	0	3	0	0	0	3	0
Leduc City	232	122	5	3	0	0	237	125
Leduc County	36	66	0	0	0	0	36	66
Morinville Town	48	22	0	0	0	0	48	22
Parkland County	93	83	0	0	0	0	93	83
Spruce Grove City	205	207	8	15	0	0	213	222
St. Albert City	158	133	171	426	164	15	493	574
Stony Plain Town	42	58	0	3	0	0	42	61
Strathcona County	258	166	75	19	0	172	333	357
Sturgeon County	64	73	0	0	0	0	64	73
Remainder of the CMA	16	24	0	0	0	0	16	24
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,975	4,097	2,116	1,435	807	808	7,898	6,340

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	% Change
Edmonton City	251	264	132	114	87	121	63	700	533	1,199	-55.5
Beaumont Town	13	5	2	0	0	0	0	0	15	5	200.0
Calmar Town	1	0	0	0	0	0	0	0	1	0	n/a
Devon Town	0	0	0	0	0	0	0	0	0	0	n/a
Fort Saskatchewan City	5	14	6	12	12	11	0	48	23	85	-72.9
Gibbons Town	0	0	0	0	3	0	0	0	3	0	n/a
Leduc City	4	27	8	0	0	4	0	0	12	31	-61.3
Leduc County	7	12	0	0	0	0	0	0	7	12	-41.7
Morinville Town	5	5	0	0	0	0	0	0	5	5	0.0
Parkland County	8	25	0	0	0	0	0	0	8	25	-68.0
Spruce Grove City	11	16	16	14	4	0	0	0	31	30	3.3
St. Albert City	8	10	2	6	0	11	0	0	10	27	-63.0
Stony Plain Town	1	4	0	2	0	0	0	126	1	132	-99.2
Strathcona County	19	14	14	0	3	0	0	29	36	43	-16.3
Sturgeon County	10	10	0	0	0	0	0	0	10	10	0.0
Remainder of the CMA	0	2	0	0	0	0	0	0	0	2	-100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	343	408	180	148	109	147	63	903	695	1,606	-56.7

Table 3.1: Completions by Submarket and by Dwelling Type
January - August 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Edmonton City	2,169	2,439	982	1,222	656	846	1,772	3,382	5,579	7,889	-29.3
Beaumont Town	149	111	22	36	0	71	0	71	171	289	-40.8
Calmar Town	4	8	0	0	0	4	0	0	4	12	-66.7
Devon Town	5	3	12	2	0	0	0	0	17	5	**
Fort Saskatchewan City	47	69	54	78	20	105	0	96	121	348	-65.2
Gibbons Town	1	1	0	0	3	0	0	0	4	1	**
Leduc City	106	156	52	32	20	49	0	160	178	397	-55.2
Leduc County	48	87	2	0	0	0	0	0	50	87	-42.5
Morinville Town	26	34	12	16	0	0	0	36	38	86	-55.8
Parkland County	78	92	0	0	0	0	0	0	78	92	-15.2
Spruce Grove City	108	124	86	124	35	67	0	140	229	455	-49.7
St. Albert City	80	96	66	36	15	55	285	110	446	297	50.2
Stony Plain Town	36	37	26	22	0	19	66	126	128	204	-37.3
Strathcona County	127	164	70	46	20	8	228	136	445	354	25.7
Sturgeon County	63	86	0	0	0	0	0	0	63	86	-26.7
Remainder of the CMA	18	17	4	0	0	8	0	0	22	25	-12.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Edmonton CMA	3,065	3,524	1,388	1,614	769	1,232	2,351	4,257	7,573	10,627	-28.7

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Edmonton City	83	117	4	4	11	634	52	66
Beaumont Town	0	0	0	0	0	0	0	0
Calmar Town	0	0	0	0	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	12	0	0	11	0	0	0	48
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	0	4	0	0	0	0	0	0
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	0
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	4	0	0	0	0	0	0	0
St. Albert City	0	0	0	11	0	0	0	0
Stony Plain Town	0	0	0	0	0	0	0	126
Strathcona County	3	0	0	0	0	0	0	29
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	105	121	4	26	11	634	52	269

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - August 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	608	734	48	112	660	1,879	1,112	1,503
Beaumont Town	0	6	0	65	0	8	0	63
Calmar Town	0	0	0	4	0	0	0	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	20	32	0	73	0	0	0	96
Gibbons Town	3	0	0	0	0	0	0	0
Leduc City	20	49	0	0	0	0	0	160
Leduc County	0	0	0	0	0	0	0	0
Morinville Town	0	0	0	0	0	0	0	36
Parkland County	0	0	0	0	0	0	0	0
Spruce Grove City	23	63	12	4	0	68	0	72
St. Albert City	15	5	0	50	198	0	87	110
Stony Plain Town	0	19	0	0	0	0	66	126
Strathcona County	20	8	0	0	56	0	172	136
Sturgeon County	0	0	0	0	0	0	0	0
Remainder of the CMA	0	8	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	709	924	60	308	914	1,955	1,437	2,302

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016	Aug 2017	Aug 2016
Edmonton City	432	429	45	700	56	70	533	1,199
Beaumont Town	15	5	0	0	0	0	15	5
Calmar Town	1	0	0	0	0	0	1	0
Devon Town	0	0	0	0	0	0	0	0
Fort Saskatchewan City	23	26	0	0	0	59	23	85
Gibbons Town	0	0	3	0	0	0	3	0
Leduc City	12	31	0	0	0	0	12	31
Leduc County	7	12	0	0	0	0	7	12
Morinville Town	5	5	0	0	0	0	5	5
Parkland County	8	25	0	0	0	0	8	25
Spruce Grove City	27	30	4	0	0	0	31	30
St. Albert City	10	16	0	0	0	11	10	27
Stony Plain Town	1	6	0	0	0	126	1	132
Strathcona County	27	14	9	0	0	29	36	43
Sturgeon County	10	10	0	0	0	0	10	10
Remainder of the CMA	0	2	0	0	0	0	0	2
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	578	611	61	700	56	295	695	1,606

Table 3.5: Completions by Submarket and by Intended Market
January - August 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Edmonton City	3,425	3,809	994	2,463	1,160	1,617	5,579	7,889
Beaumont Town	171	153	0	8	0	128	171	289
Calmar Town	4	8	0	0	0	4	4	12
Devon Town	17	5	0	0	0	0	17	5
Fort Saskatchewan City	121	157	0	22	0	169	121	348
Gibbons Town	1	1	3	0	0	0	4	1
Leduc City	168	217	10	20	0	160	178	397
Leduc County	50	87	0	0	0	0	50	87
Morinville Town	38	50	0	0	0	36	38	86
Parkland County	78	92	0	0	0	0	78	92
Spruce Grove City	194	298	23	81	12	76	229	455
St. Albert City	150	132	209	5	87	160	446	297
Stony Plain Town	62	62	0	16	66	126	128	204
Strathcona County	192	195	81	23	172	136	445	354
Sturgeon County	63	86	0	0	0	0	63	86
Remainder of the CMA	22	21	0	4	0	0	22	25
First Nations	0	0	0	0	0	0	0	0
Edmonton CMA	4,756	5,373	1,320	2,642	1,497	2,612	7,573	10,627

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Edmonton City													
August 2017	37	13.1	76	26.9	85	30.0	44	15.5	41	14.5	283	530,000	607,394
August 2016	40	13.5	91	30.7	75	25.3	49	16.6	41	13.9	296	530,000	600,500
Year-to-date 2017	359	17.2	650	31.1	551	26.4	251	12.0	280	13.4	2,091	505,000	569,461
Year-to-date 2016	306	12.6	673	27.6	746	30.6	333	13.7	377	15.5	2,435	530,000	598,399
Beaumont Town													
August 2017	1	5.3	7	36.8	9	47.4	1	5.3	1	5.3	19	520,000	523,901
August 2016	3	42.9	2	28.6	2	28.6	0	0.0	0	0.0	7	0	429,194
Year-to-date 2017	19	13.2	60	41.7	54	37.5	9	6.3	2	1.4	144	500,000	496,705
Year-to-date 2016	45	45.0	30	30.0	19	19.0	6	6.0	0	0.0	100	400,000	435,346
Calmar Town													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	3	60.0	2	40.0	0	0.0	0	0.0	0	0.0	5	0	0
Year-to-date 2016	9	100.0	0	0.0	0	0.0	0	0.0	0	0.0	9	0	0
Devon Town													
August 2017	0	0.0	0	0.0	1	100.0	0	0.0	0	0.0	1	0	0
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	33.3	0	0.0	3	50.0	0	0.0	1	16.7	6	0	0
Year-to-date 2016	1	50.0	1	50.0	0	0.0	0	0.0	0	0.0	2	0	0
Fort Saskatchewan City													
August 2017	0	0.0	0	0.0	2	66.7	1	33.3	0	0.0	3	0	0
August 2016	3	15.0	10	50.0	6	30.0	1	5.0	0	0.0	20	462,500	470,295
Year-to-date 2017	6	12.0	19	38.0	18	36.0	3	6.0	4	8.0	50	455,000	513,405
Year-to-date 2016	16	16.7	52	54.2	22	22.9	4	4.2	2	2.1	96	460,000	471,442
Gibbons Town													
August 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	0	0
Year-to-date 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Leduc City													
August 2017	2	40.0	2	40.0	1	20.0	0	0.0	0	0.0	5	0	439,780
August 2016	10	34.5	14	48.3	2	6.9	2	6.9	1	3.4	29	425,000	439,038
Year-to-date 2017	38	40.4	40	42.6	12	12.8	2	2.1	2	2.1	94	430,000	437,029
Year-to-date 2016	51	32.3	71	44.9	22	13.9	8	5.1	6	3.8	158	425,000	460,026
Leduc County													
August 2017	0	0.0	0	0.0	1	20.0	0	0.0	4	80.0	5	0	782,576
August 2016	2	18.2	2	18.2	3	27.3	2	18.2	2	18.2	11	515,000	548,332
Year-to-date 2017	4	8.9	4	8.9	7	15.6	6	13.3	24	53.3	45	635,000	700,424
Year-to-date 2016	14	17.3	18	22.2	17	21.0	12	14.8	20	24.7	81	570,000	576,191
Morinville Town													
August 2017	2	66.7	0	0.0	1	33.3	0	0.0	0	0.0	3	0	0
August 2016	1	20.0	3	60.0	1	20.0	0	0.0	0	0.0	5	0	0
Year-to-date 2017	18	64.3	8	28.6	2	7.1	0	0.0	0	0.0	28	0	318,750
Year-to-date 2016	18	58.1	12	38.7	1	3.2	0	0.0	0	0.0	31	0	384,973

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
August 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $400,000		$400,000 - $499,999		$500,000 - $599,999		$600,000 - $699,999		$700,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Parkland County													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2016	0	0.0	0	0.0	0	0.0	1	50.0	1	50.0	2	0	0
Year-to-date 2017	2	20.0	0	0.0	1	10.0	1	10.0	6	60.0	10	0	833,725
Year-to-date 2016	2	16.7	0	0.0	1	8.3	2	16.7	7	58.3	12	0	0
Spruce Grove City													
August 2017	3	37.5	5	62.5	0	0.0	0	0.0	0	0.0	8	0	407,938
August 2016	2	20.0	4	40.0	1	10.0	0	0.0	3	30.0	10	465,000	529,574
Year-to-date 2017	27	26.0	52	50.0	19	18.3	5	4.8	1	1.0	104	460,000	458,098
Year-to-date 2016	22	15.7	64	45.7	27	19.3	16	11.4	11	7.9	140	475,000	500,703
St. Albert City													
August 2017	1	9.1	1	9.1	3	27.3	4	36.4	2	18.2	11	640,000	610,683
August 2016	0	0.0	0	0.0	1	9.1	3	27.3	7	63.6	11	745,000	728,518
Year-to-date 2017	5	6.8	14	19.2	21	28.8	19	26.0	14	19.2	73	595,000	596,862
Year-to-date 2016	0	0.0	10	9.9	22	21.8	38	37.6	31	30.7	101	650,000	681,316
Stony Plain Town													
August 2017	0	0.0	3	50.0	2	33.3	0	0.0	1	16.7	6	0	541,817
August 2016	0	0.0	2	33.3	3	50.0	0	0.0	1	16.7	6	0	587,389
Year-to-date 2017	12	29.3	19	46.3	5	12.2	1	2.4	4	9.8	41	0	501,306
Year-to-date 2016	3	8.6	17	48.6	5	14.3	4	11.4	6	17.1	35	0	529,197
Strathcona County													
August 2017	1	4.8	3	14.3	8	38.1	1	4.8	8	38.1	21	565,000	634,390
August 2016	1	8.3	3	25.0	2	16.7	2	16.7	4	33.3	12	577,500	862,917
Year-to-date 2017	2	2.0	16	16.3	44	44.9	11	11.2	25	25.5	98	565,000	668,043
Year-to-date 2016	3	1.8	43	26.1	55	33.3	24	14.5	40	24.2	165	545,000	677,314
Sturgeon County													
August 2017	2	25.0	2	25.0	0	0.0	0	0.0	4	50.0	8	0	788,750
August 2016	2	25.0	1	12.5	2	25.0	0	0.0	3	37.5	8	0	622,500
Year-to-date 2017	10	15.6	9	14.1	7	10.9	9	14.1	29	45.3	64	695,000	659,366
Year-to-date 2016	23	28.8	8	10.0	10	12.5	10	12.5	29	36.3	80	600,000	682,937
Remainder of the CMA													
August 2017	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
August 2016	1	100.0	0	0.0	0	0.0	0	0.0	0	0.0	1	0	0
Year-to-date 2017	6	75.0	0	0.0	0	0.0	2	25.0	0	0.0	8	0	0
Year-to-date 2016	10	76.9	0	0.0	0	0.0	2	15.4	1	7.7	13	0	0
First Nations													
August 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
August 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	0	0
Edmonton CMA													
August 2017	51	13.6	99	26.4	113	30.1	51	13.6	61	16.3	375	535,000	599,740
August 2016	65	15.6	132	31.6	98	23.4	60	14.4	63	15.1	418	512,500	586,838
Year-to-date 2017	515	18.0	893	31.2	744	26.0	319	11.1	392	13.7	2,863	500,000	560,851
Year-to-date 2016	524	15.1	999	28.9	947	27.4	459	13.3	530	15.3	3,459	520,000	584,551

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
August 2017

Submarket	Aug 2017	Aug 2016	% Change	YTD 2017	YTD 2016	% Change
Edmonton City	607,394	600,500	1.1	569,461	598,399	-4.8
Beaumont Town	523,901	429,194	22.1	496,705	435,346	14.1
Calmar Town	-	-	n/a	-	-	n/a
Devon Town	-	-	n/a	-	-	n/a
Fort Saskatchewan City	-	470,295	n/a	513,405	471,442	8.9
Gibbons Town	-	-	n/a	-	-	n/a
Leduc City	439,780	439,038	0.2	437,029	460,026	-5.0
Leduc County	782,576	548,332	42.7	700,424	576,191	21.6
Morinville Town	-	-	n/a	318,750	384,973	-17.2
Parkland County	-	-	n/a	833,725	-	n/a
Spruce Grove City	407,938	529,574	-23.0	458,098	500,703	-8.5
St. Albert City	610,683	728,518	-16.2	596,862	681,316	-12.4
Stony Plain Town	541,817	587,389	-7.8	501,306	529,197	-5.3
Strathcona County	634,390	862,917	-26.5	668,043	677,314	-1.4
Sturgeon County	788,750	622,500	26.7	659,366	682,937	-3.5
Remainder of the CMA	-	-	n/a	-	-	n/a
First Nations	-	-	n/a	-	-	n/a
Edmonton CMA	599,740	586,838	2.2	560,851	584,551	-4.1

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Edmonton

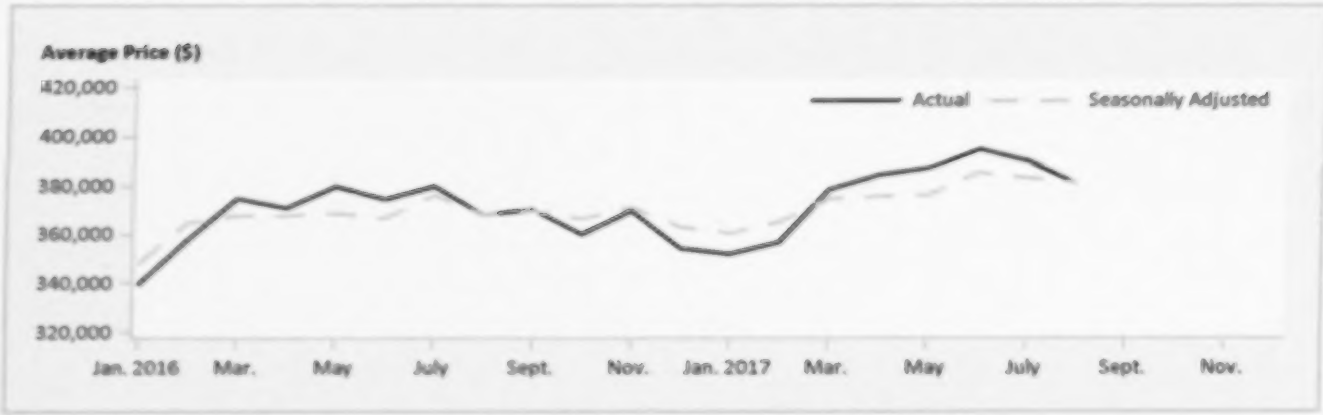


Figure 5.2: MLS® Residential Sales for Edmonton

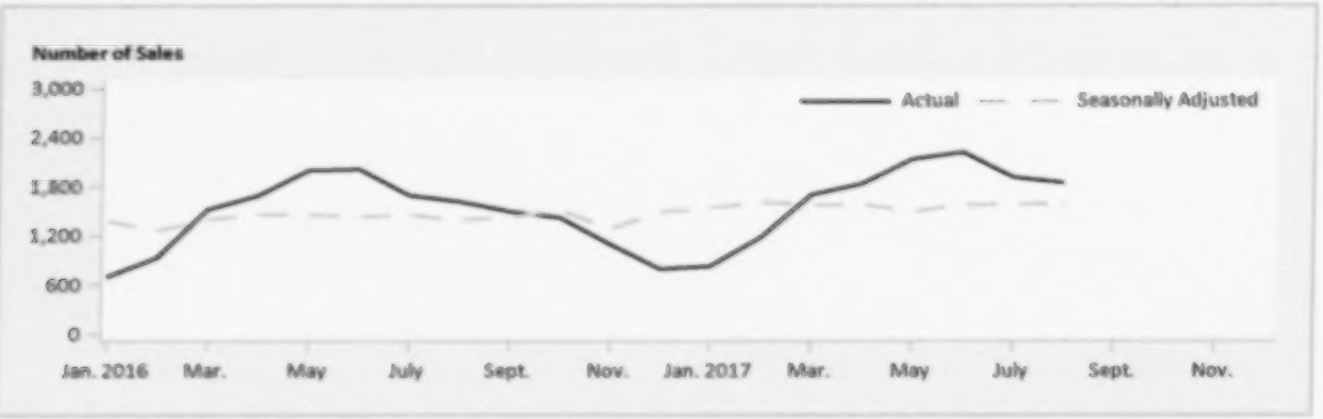
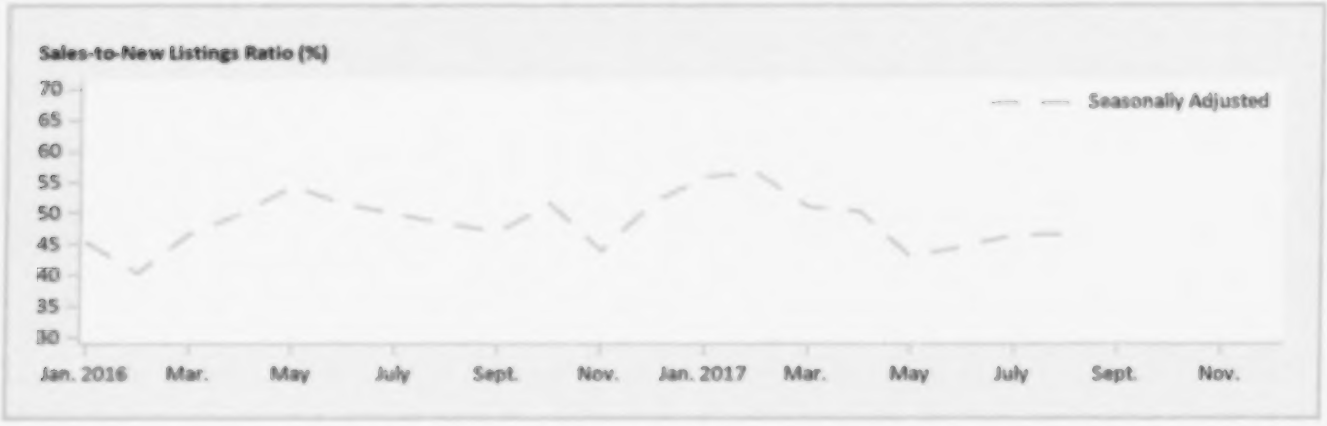


Figure 5.3: MLS® Residential Sales-to-New Listings Ratio for Edmonton



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
August 2017

		Interest Rates			NHPI, Total, Edmonton CMA 2016.12 =100	CPI, 2002 =100	Edmonton Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	100.6	133.4	777	6.6	74.8	1,098
	February	561	3.14	4.64	100.6	133.3	777	6.9	75.0	1,108
	March	561	3.14	4.64	100.6	134.7	780	7.0	75.2	1,113
	April	561	3.14	4.64	100.6	135.0	782	7.1	75.3	1,127
	May	561	3.14	4.64	100.6	135.4	778	7.0	74.8	1,130
	June	561	3.14	4.64	100.2	136.2	770	7.1	74.0	1,136
	July	567	3.14	4.74	100.3	135.3	758	7.7	73.2	1,149
	August	567	3.14	4.74	100.2	135.6	751	7.9	72.6	1,149
	September	561	3.14	4.64	99.9	135.2	750	7.7	72.3	1,151
	October	561	3.14	4.64	99.9	135.7	751	6.9	71.6	1,139
	November	561	3.14	4.64	99.8	134.8	750	6.9	71.5	1,138
	December	561	3.14	4.64	100.0	134.7	747	7.5	71.6	1,132
2017	January	561	3.14	4.64	100.0	136.9	748	8.1	72.1	1,121
	February	561	3.14	4.64	100.2	136.6	750	8.3	72.5	1,103
	March	561	3.14	4.64	100.2	136.7	757	8.4	73.1	1,090
	April	561	3.14	4.64	100.0	137.3	763	8.1	73.3	1,085
	May	561	3.14	4.64	100.0	137.1	767	7.9	73.3	1,089
	June	561	3.14	4.64	99.8	136.7	763	7.9	72.9	1,098
	July	573	3.14	4.84	99.8	136.8	759	8.5	72.8	1,115
	August	573	3.14	4.84		137.1	760	8.7	73.1	1,143
	September									
	October									
	November									
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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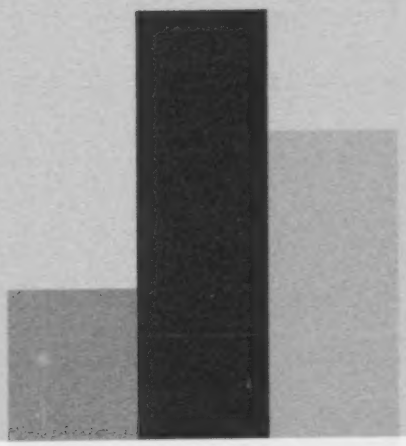

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